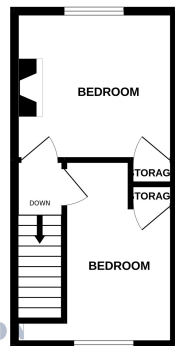
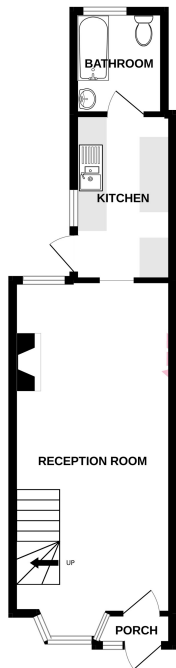


GROUND FLOOR
385 sq ft. (35.8 sq m.) approx.

1ST FLOOR
245 sq ft. (22.8 sq m.) approx.



TOTAL FLOOR AREA - 631 sq ft. (58.6 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Melville Road, Rainham

£317,500

- TWO BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
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- GROUND FLOOR BATHROOM
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
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GROUND FLOOR

Front Entrance

Via Composite door, opening into:

Porch

Opaque double glazed window to front, vinyl flooring, second front entrance via aluminium framed door opening into:

Reception Room

7.53m (into bay) x 3.35m (24' 8" x 11' 0"). Double glazed bay windows to front, two radiators, feature electric fireplace, laminate flooring, stairs to first floor.

Kitchen

3.47m x 2.06m (11' 5" x 6' 9"). Double glazed windows to side, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink and drainer with extendable mixer tap, space and plumbing for washing machine, space for double cooker, space for freestanding fridge freezer, tiled splash-backs, tile effect laminate flooring, uPVC door to side opening to rear garden.



Bathroom

2.16m x 1.9m (7' 1" x 6' 3"). Opaque double glazed windows to rear, low-level flush WC, panel bath, hand-wash basin, radiator, tiled walls, black and white tiled flooring.

FIRST FLOOR

Landing

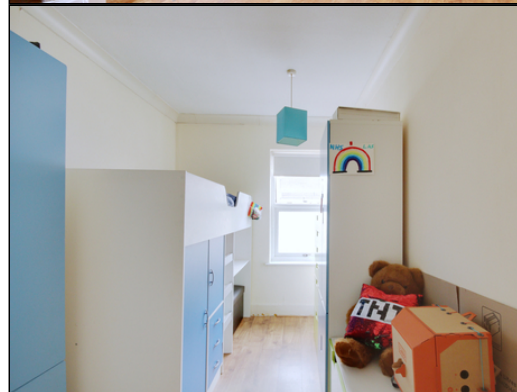
Laminate flooring

Bedroom One

3.35m x 3.13m (11' 0" x 10' 3"). Double glazed windows to rear, radiator, laminate flooring, built-in storage cupboard, feature fireplace.

Bedroom Two

3.76m x 2.31m (12' 4" x 7' 7"). Double glazed windows to front, radiator, built-in storage cupboard, laminate flooring.



EXTERIOR

Rear Garden

Approx. 38' > 18'. hard standing pathway to side, remainder paved. Detached timber shed, access to rear via timber gate.

Front Exterior

Paved pathway, remainder laid to slate gravel with raised railway sleeper lavender flower bed.

